

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	FORDHAM ST, ARLINGTON

## OWNERSHIP

Owner 1:	CARMi RAOUF & RiTA - #31			
Owner 2:	COLACES THOMAS V ETAL- #33			
Owner 3:				
Street 1:	31-33 FORDHAM ST			
Street 2:	CONDO CONVERSION			
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	CUQUA JOHN E & SUSAN B/ -		
Owner 2:	LIFE ESTATE -		
Street 1:	33 FORDHAM STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	
Total AC/HA:			0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family			Prime NB Desc:		ARLINGTON						Total:	443,999	Spl Credit				Total:	444,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	409,100	600	444,000	853,700		28730
							GIS Ref
							GIS Ref
Total Card	0.103	409,100	600	444,000	853,700	Entered Lot Size	
Total Parcel	0.103	409,100	600	444,000	853,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	395.23	/Parcel:	395.2	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	409,300	600	4,500.	444,000	853,900	853,900	Year End Roll	12/18/2019	PRINT	
2019	104	FV	320,000	0	4,500.	471,800	791,800	791,800	Year End Roll	1/3/2019		Date
2018	104	FV	320,000	0	4,500.	344,100	664,100	664,100	Year End Roll	12/20/2017	12/10/20	18:43:4
2017	104	FV	300,600	0	4,500.	299,700	600,300	600,300	Year End Roll	1/3/2017	LAST REV	
2016	104	FV	300,600	0	4,500.	255,300	555,900	555,900	Year End	1/4/2016	Date	Time
2015	104	FV	268,600	0	4,500.	249,800	518,400	518,400	Year End Roll	12/11/2014	12/08/20	10:39:3
2014	104	FV	268,600	0	4,500.	205,400	474,000	474,000	Year End Roll	12/16/2013		
2013	104	FV	279,200	0	4,500.	195,400	474,600	474,600		12/13/2012	mmcmakin	

## SALES INFORMATION

## TAX DISTRICT

**PAT ACCT.**

[illegible]

## BUILDING PERMITS

[illegible]

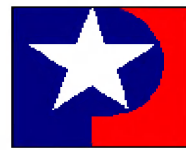
### ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2020	Permit Visit	DGM	D Mann
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Meas/Inspect	372	PATRIOT
4/20/2000	Inspected	276	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
7/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	28730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

